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ZONING HEARINGS
MIAMI-DADE PLANNING AND ZONING

BY

February 8, 2006

Ms. Diane O'Quinn Williams
Director, Department of Planning and Zoning
111 Northwest 1st Street, 11th Floor
Miami, Florida 33128

Re: Application by Julio C. Molina for District Boundary change from AU (Agricultural) and EU-1 (One Acre Estate Residential) to EU-1 (One Acre Estate Residential) on property located at 29100 Southwest 172nd Avenue, Miami-Dade County, Florida.

Dear Ms. O'Quinn Williams:

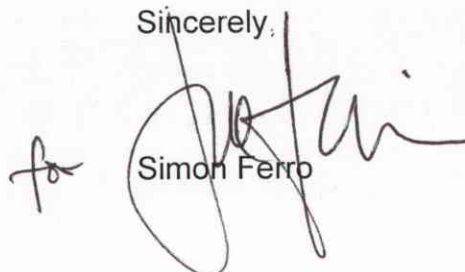
Our office represents Julio C. Molina ("Applicant") in the above described application for property located at 29100 Southwest 172nd Avenue, Miami-Dade County, Florida ("Property").

The Property consists of approximately 10 acres with an adult congregate living facility along the front portion of the property. The property abuts existing single family residences on the North with one acre lots in the AU zoning district. The Applicant intends to continue the operation of the A.C.L.F. on the Easternmost portion of the property creating a lot with 2.5 acres and develop the balance of the property with one acre estate homes.

The Miami-Dade County Comprehensive Master Plan (CDMP) designates the Property as Estate Density Residential, permitting up to 2.5 residential units per gross acre of land. The requested district boundary designation would permit the development of the Property in a manner consistent with the CDMP land use designation.

Based on the above justifications Applicant requests approval of this application.

Sincerely,


Simon Ferro